

BOX



Box Associates. Chartered quantity surveyors and project managers.



BØX is an exciting, refreshing and highly professional international construction consultancy. We provide an independent personalised service to clients, developers, contractors and other consultants in the construction industry. We are a professional practice offering chartered quantity surveying and project management services, tailored to the specific requirements of the client and the project. **BØX** specialise in the high end of the market, whether it be luxury hotels or high quality houses and apartments but we also cover a wide range of project types. The team have been working together for over ten years with experience covering new build and refurbishment projects, listed buildings and occupied premises. **BØX** undertakes projects in the UK and Internationally, particularly in Europe, the Middle East and India. **BØX** France is a subsidiary company based in Paris and we also have affiliate companies in Spain (**BØX** Eurostate) and India (**BØX** India).

Quantity surveying



We reduce your exposure to cost overruns and cost uncertainty.

| | | | | | |
|--|---|---|--|--|---------------------------------|
| Initial feasibility studies and early cost advice. | Cost estimates and budgeting. | Cost control and change management. | Procurement and contractual advice. | Cost reporting and cashflow forecasts. | Prepare contract documentation. |
| Value engineering. | Cost advice on professional fees, FF&E etc. | Review, value and agree any variations to the contract. | Prequalification, contractor selection, tendering services and analysis. | Undertake monthly valuations. | Final account settlement. |



Bøx understands the importance given by clients, developers, contractors and private clients alike to know and manage the cost of a project. We tailor our service to the specific business needs that each client requires to reduce his exposure to cost uncertainty and cost overruns. We have experience from both the consultancy and contracting sides of the industry and therefore offer professional, balanced and flexible advice.

We not only advise on the construction costs, we also advise on the whole project costs including professional fees (architect, engineer etc), furniture fittings and equipment (FF&E), development costs etc. Bøx offer the complete range of cost management and quantity surveying services on project values ranging from £500k to US\$500 million as shown above.



Project management



Bøx provides a full and comprehensive project management service. We believe that the most effective project management starts at the earliest stage of a project.



We can undertake the identification and procurement of the various specialist and design consultants best suited to each individual project. Bøx provides a strong leadership role for the project and its team covering the following project management services:



We achieve all the project goals and objectives while adhering to scope, quality, time and budget.

Prepare strategic construction programme.

Review design consultant services and agree fees.

Forming design team communication and information structure.

Manage design programme and planning strategy.

Oversee quality and architect sign off of works.

Oversee cost management and payment procedures.

Advise on construction procurement.

Review and integrate Building Regulations and planning requirements.

Identification, development and communication of project brief.

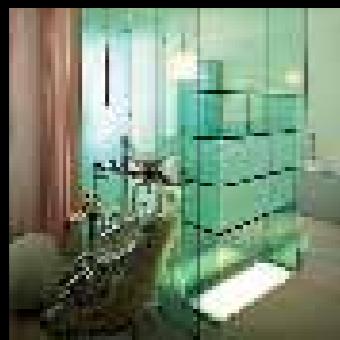
Regular reporting to client on key issues and decisions.

Oversee completion of construction works.

Monitor and coordinate design development.

Hotels, resort and leisure projects

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The team have extensive experience in the specialist realm of luxury hotels, resorts and leisure projects. We are particularly experienced in working on refurbishments of existing hotels whilst the hotel remains operational.



| The construction | The value | The service | The project |
|--|---------------|---|--|
| Super-luxury hotel South of France | £50 million | Quantity surveying | Providing bi-lingual services to London-based investor / developer on the reconstruction of an all-suite hotel and villas in a sea front location on the Cote D'Azur. Designed by leading French interior designer, Edouard Francois. |
| Four Star hotel Paddington, London | £8 million | Cost management | Full refurbishment of an existing 2 star hotel to create a 4 star 80-room hotel including construction of an extension to the rear of the building, an additional floor, complete internal floor layout re-configuration, adding additional lifts, creating a restaurant and bar area. |
| Casino complex Leicester Square London | £18 million | Project management and quantity surveying | The project consists of a casino, restaurant, bars, private dining, high end gaming and entertainment venue covering 65,000 sq ft of a listed building in the heart of London's nightlife. |
| Four Star hotel London SE1 | £20 million | Quantity surveying | Providing sub-consultancy quantity surveying services to a leading international Construction Management firm on this high profile 170-bed hotel development in south east London. |
| Five star hotel Heathrow Terminal 5 | £5 million | Quantity surveying | Providing sub-consultancy quantity surveying services to a leading international construction manager/client team on front of house packages (value £5m) of this 600-bed luxury Sofitel. |
| Major international resort development Aqaba, Jordan | \$700 million | Cost monitoring | Providing sub-consultancy services, managing the cost monitoring team of a leading UAE consultant on this major development in Jordan. The scheme consists of over 600,000m2 of built up area including six five star hotels under the Jumeirah and Starwood hotel brands. |
| Bombay Brasserie London SW7 | £1 million | Project and cost management | Providing Project and Cost Management services to the Taj Group on the refurbishment of their upmarket Indian restaurant. |
| Serviced apartments and guest rooms London | £10 million | Project management and quantity surveying | Phased upgrade and full refurbishment of luxury 19 5-star serviced apartments at 51 Buckingham Gate and 107 bedrooms in the hotel on a rolling basis, taking a floor of apartments and rooms out of service at a time whilst the others remain occupied. |
| Shoreditch Hotel London | Undisclosed | Cost management | Cost estimating services on the upgrade and renovation of an existing 264-bed hotel into a stylish hotel with stunning public spaces for an iconic boutique hotel developer. |
| St Martins Lane Hotel London | £25 million | Project and cost management | This project was designed by Phillippe Starck for Ian Schrager and consisted of the conversion of an existing 1960's office block into a 204-bedroom luxury hotel. The hotel included a gym, conference facilities, restaurants (Asia de Cuba, Tuscan Grill and Oyster bar) and the Light Bar. |
| Sanderson Hotel London | £25 million | Project and cost management | Designed by Phillippe Starck for Ian Schrager the works involved the conversion of an existing grade 2 listed building into a 5 star hotel with 153 rooms. The hotel also included a luxurious spa and health facility, gymnasium, conference facilities, a restaurant (Spoon +) and two bars (The Long Bar & the Purple Bar). |
| St James Court Hotel London | £23 million | Project and cost management | The project for the Taj Group consisted of the extensive refurbishment of the rooms, long-lease apartments, restaurant, conference facilities and reception whilst the hotel remained open. The work was carried out on a phased basis to minimize disruption and loss of revenue. |
| Hotel Gran Florida Barcelona | EURO 27m | Project and cost management | The hotel development was a substantial rebuild and enlargement of an existing hotel to 5-star luxury and consisted of 74 rooms including 4 uniquely designed suites (by individual designers), bars, restaurant, luxury spa, private dining and swimming pool. |

Residential projects



The team have extensive experience in the residential market place. We have worked for developers, investors, contractors and private clients on numerous high quality refurbishment and new build schemes.

| The construction | The value | The service | The project |
|---|--------------|--------------------|--|
| Halcyon Apartments W11 | £8 million | Cost management | This prestigious project consisted of the conversion of a Grade 2 listed former Halcyon Hotel into 12 luxury residential apartments in Holland Park. This project featured in The Sunday Times Top 10 Most Luxurious Developments in London. |
| Luxury House, Dunraven St. W1 | £3 million | Quantity surveying | High quality luxury conversion and refurbishment of listed property near Hyde Park from offices into a single residence with basement excavation, swimming pool, comfort cooling, hi-tech control systems and a lift. |
| Luxury House, Bedford Square WC1 | £2 million | Quantity surveying | The project consists of change of use from offices to a luxury 7-bed house incorporating gym, steam room and link bridge over courtyard. The building is Grade 1 listed and over 10,000 sq ft. |
| Luxury apartments Cross Street N1 | £1.6 million | Quantity surveying | The project consists of the conversion of warehousing into three luxury apartments (including one duplex). The entire rear façade was rebuilt whilst the structure was temporarily propped and a retail incumbent remained insitu in the basement. |
| New Townhouses Pond Place SW3 | £5 million | Quantity surveying | Following demolition of the existing building, the perimeter was underpinned and the basement extended a further level down. Three luxury townhouses are being constructed for this sustainable developer. |
| Basement extension Astell Street SW3 | £1.3 million | Quantity surveying | The basement of this Chelsea house was extended out to the full garden area with two floors being constructed and the garden rebuilt on top. The remainder of the house was also completely refurbished. |
| House Refurbishment Kensington Park Gardens W11 | £1 million | Quantity surveying | This refurbishment of luxury house in Kensington Park Gardens W11 was for Dubai-based private equity investors. The development consisted of a major refurbishment to five floors including a housekeeper's residence in the basement and comfort cooling throughout. |
| Barkston Gardens Apartments SW5 | £5 million | Cost management | Part build new and refurbishment of existing building to form 50 high quality apartments in South West London. Works consisted of constructing a new basement and ground floor to the full 40-metre width of the existing building to the rear and new lift to all floors. |
| George Street Apartments W1 | £14 million | Cost management | Substantial rebuild and refurbishment of a listed building to provide 43 apartments over 4 floors, 7 mews houses, ground floor shops, wine bar and an underground automated car parking facility for residents. |
| Luxury apartment Kensington Court W8 | Undisclosed | Quantity surveying | This fourth floor apartment of a prestigious mansion block was completely refurbished for an international client, with all demolition and building materials routed via an internal lightwell. |
| Apartments /mixed use Curzon Street W1 | £1.5 million | Quantity surveying | On this project we worked for a French developer on the refurbishment of residential apartments, commercial offices and showroom on Curzon Street. |
| New build houses Highgate N6 | £20 million | Quantity surveying | Cost estimating and procurement services on the demolition of one existing house and the façade retention of the other, large basement excavation with swimming pool, two new houses, a studio within the grounds and extensive formal landscaping. |
| Warehouse Apartments Shoreditch EC2 | £3 million | Quantity surveying | The works consist of the complete refurb of existing live/work units into 16 warehouse-style apartments in Shoreditch, including new lift shaft and underpinning for future additional floors. |

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The Bøx logo is displayed in white text on a purple rectangular background. The letter 'ø' is stylized with a diagonal slash through it.

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"And what a revelation! Close liaison and personal service at every stage of the project, adaptable with changes, extremely informative in regard to budgets, always a pleasant demeanour but authoritative, well explained advice and guidance. Simply put, communicative and professional to

the last. We have had the pleasure of working with a number of Quantity Surveying firms over the years, some good and others not so good; it is therefore with much confidence we are able to state that Bøx Associates have put many other larger or more established firms in the shade."

[Central Estates](#)

"Having worked on numerous hotel and residential projects worldwide, the company has the ability to deliver beyond expectations, always find creative and effective solutions to project roadblocks and do so in a very personalised manner."

[Meridian Securities](#)



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by the RICS.

apm Corporate
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Bøx is registered with
the Association of
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